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Sussex County Planning & Zoning Commission

AGENDA

MARCH 12, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 26, 2015

Old Business

Subdivision #2013-4 Jack Lingo Asset Management, LLC

IGB

Application of **JACK LINGO ASSET MANAGEMENT, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Lewes and Rehoboth Hundred, Sussex County, by dividing 108.75 acres into 69 lots, Environmentally Sensitive Development District Overlay Zone, located northwesterly of Canary Creek Subdivision, approximately 400 feet northwest of Park Road (Tax Map I.D. # 335-7.00-oart of 1.00).

Subdivision # 2014-8 Dozer, LLC, c/o Hal Dukes, Jr.

RS

Application of **DOZER, LLC, C/O HAL DUKES, JR.** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 10.04 acres into 14 lots, located north of Road 363 (Double Bridges Road) approximately 1,450 feet easterly of Road 362 (Parker House Road) (Tax Map I.D. # 134-19.00-part of 19.00).

Conditional Use #2009 Josh Grapski

MJ

Application of **JOSH GRAPSKI** to consider the Conditional Use of land in a C- 1 General Commercial District for a food truck (vendor) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 20,271 square feet, more or less, land lying southwest of Coastal Highway (Route One) and southeast of Airport Road (Road 275A)(911 Address: 19406 Coastal Highway, Rehoboth Beach, DE) (Tax Map I.D. # 334-13.00-325.02).



Conditional Use #2011 Douglas Hitchens t/a Hitchens Auto Sales, LLC

RW

Application of **DOUGLAS HITCHENS T/A HITCHENS AUTO SALES, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an automotive sales lot expansion to be located on a certain parcel of land lying and being Nanticoke Hundred, Sussex County, containing 1.0 acres, more or less, land lying northeast of Route 18 (a.k.a. Route 404 and Seashore Highway) 950 feet northwest of Road 527 (Wilson Hill Road) (911 Address: 12769 Seashore Highway, Georgetown) (Tax Map I.D. # 231-5.00-7.06).

Change of Zone 1766 Stonemark Ventures, LLC

MJ

Application of **STONEMARK VENTURES, LLC** to amend the Comprehensive Zoning Map of Sussex County, from an AR-1 Agricultural Residential District to a HR-1 –RPC High Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 19.52 acres, more or less, land lying south of Road 285 (Beaver Dam Road) 2,500 feet west of Road 275 (Plantation Road) (911 Address: None Available) (Tax Map I.D. 334-50.0-222.01).

Public Hearings

Conditional Use #2013 TBHM, LLC

MJ

Application of **TBHM, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a meadery microbrewery for the manufacturing of honey wine and tasting to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred and Broadkill Hundred, Sussex County, containing 2.99 acres, more or less, land lying north of Route 9 (Lewes Georgetown Highway) 600 feet east of Coolspring Road and south of Railroad (911 Address: None Available) (Tax Map I.D. # 334-4.00-34.00 (Part of) and 235-31.00-15.00).

Change of Zone #1764 Marine Farm, LLC

MJ

Application of **MARINE FARM, LLC** to modify Condition Number 1, 4, 13, and 17 imposed on Ordinance No. 1770 for Change of Zone No. 1554, the application of Marine Farm, LLC for the Coastal Club, a MR-RPC Medium Density Residential District – Residential Planned Community, and to amend the Comprehensive Zoning Map of Sussex County for a MR-RPC Medium Density Residential District – Residential Planned Community to a MR Medium Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, for a 13.425 acres, more or less, portion of the property; (911 Address: None Available) (Tax Map I.D. 334-11.00-5.00, 395.00, and 396.00).

Change of Zone #1765 Red Mill Point, LLC

IGB

Application of **RED MILL POINT, LLC** to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 29,289 square feet, more or less, land lying northeast of Route One (Coastal Highway) across from Red Mill Pond (911 Address: None Available) (Tax Map I.D. 334-1.00-5.00).

Other Business

The Peninsula MR/RPC

MJ

Marina Bay – Final Site Plan

Phase 5 B Areas 1, 2, & 7 and Phase 6 B Area 8

The Peninsula MR/RPC

MJ

Clubhouse – Preliminary Site Plan

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 3, 2015, at 10:50 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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